

Planning Commission Report

Date: February 13, 2015

Project Name: *Chestnut Acres Subdivision, Phase 3*

Subject: Certified Plat Approval

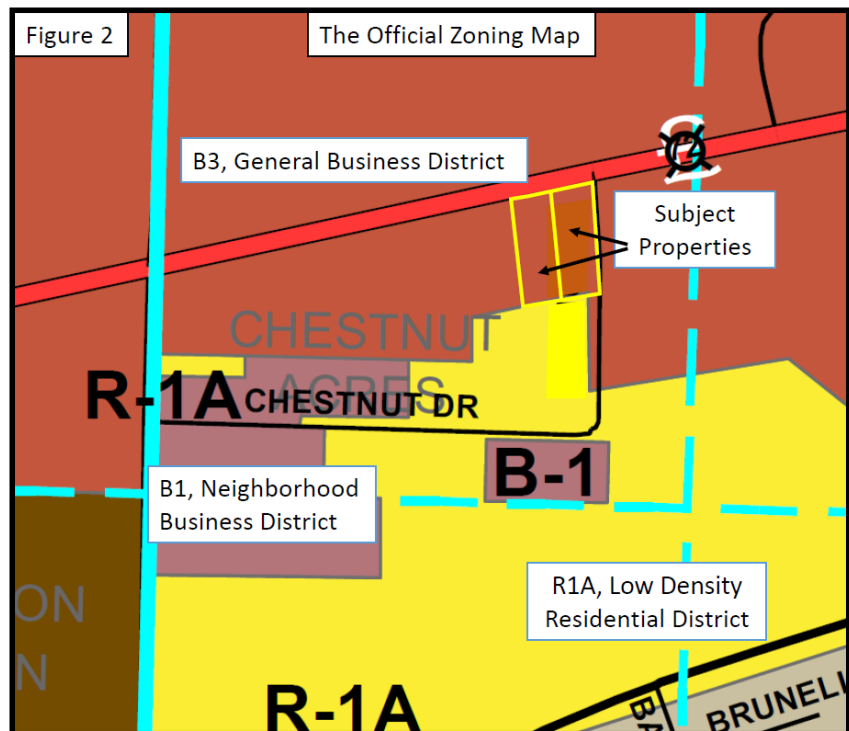
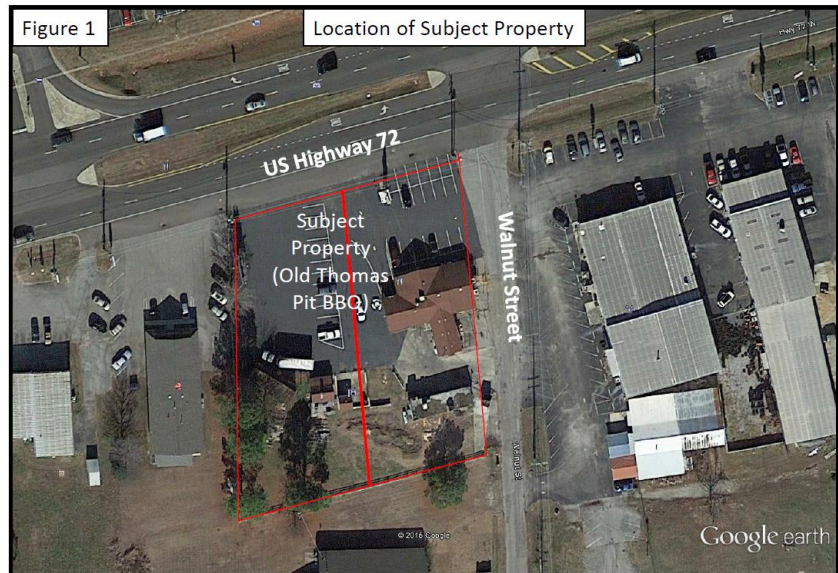
Subject Property

The subject property is located south of US Highway 72 and west of Walnut Street. The applicant and property owner is *Rick Lanning* and the design firm is *Hay's Surveying*. The properties have a total area of 1.21 acres.

The subject properties are zoned *B3, General Business District*. The adjoining properties to the north, east and west are zoned *B3, General Business* and the adjoining property to the south is zoned *R1A, Low Density Residential*.

The subject properties are identified as *Lot 10 and Lot 11* of *Chestnut Acres Subdivision*, which was approved by the Planning Commission in April of 1966.

The lots are currently occupied by *Thomas Pit BBQ*.



Applicant Request

The applicant is requesting certified plat approval to consolidate Lot 10 and Lot 11 into one lot. This resubdivision is in conjunction with an administrative site plan, which proposes to demolish the existing building and build a new facility. The new facility will be home to *Rick's BBQ*.

Staff Recommendation

Staff, and the Technical Review Committee recommend approval of the certified plat for *Chestnut Acres Subdivision, Phase 3*, with the following contingencies:

Planning Department Comments

1. Closure Tape
2. Title Opinion
3. Signature:
 - a. Dedication
 - b. Notaries
Acknowledgement
 - c. Surveyor's seal

